

PART 5: Development Presentations

Item 5.1

1. DETAILS OF THE DEVELOPMENT

Ref: 18/05280/PRE
Location: 103 to 111 High Street, Croydon, CR0 1QG
Ward: Fairfield
Description: Erection of 29 storey building, to provide 121 residential units, with commercial units at ground and mezzanine floor level which can be used as retail (A1)/ restaurant (A3)/B1(office) and with office (B1) at first and second floor levels.
Drawing Nos: Pre-application pack
Applicant: Leos North London Ltd
Agent: Savills
Case Officer: Barry Valentine

2. PROCEDURAL NOTE

- 2.1 This proposed development is being reported to Planning Committee to enable Members to view it at pre application stage and to comment upon it. The development does not constitute an application for planning permission and any comments made upon it are provisional, and subject to full consideration of any subsequent application, including any comments received as a result of consultation, publicity and notification.
- 2.2 It should be noted that this report represents a snapshot in time, with negotiations and dialogue on-going. The plans and information provided to date are indicative only and as such the depth of analysis provided corresponds with the scope of information that has been made available to Council officers. Other issues may arise as more detail is provided and the depth of analysis expanded upon.
- 2.3 The report covers the following points:
- a. Executive summary of key issues with scheme.
 - b. Site briefing
 - c. Place Review Panel feedback
 - d. Summary of matters for consideration
 - e. Specific feedback requests

3. EXECUTIVE SUMMARY OF KEY ISSUES WITH SCHEME

- 3.1 The proposed development provides (subject to clarification surrounding ground floor B1 use), an appropriate mix of uses. The provision of 121 residential homes, of which 30% would be affordable at 60/40 split between affordable rent to intermediate, would form a clear public benefit.
- 3.2 Officer's consider that the site is a suitable location for a proposed tall building. The tower's height and general massing approach (subject to refinement in regards to

wind mitigation) officer's consider to be acceptable, carefully balancing this against the impact that it would have on the setting of heritage assets and potential detrimental impact that it would have on neighbouring properties' living conditions. Whilst the full package of public benefits is not known at this stage, and officers will keep this under review, we consider it would be possible for public benefits that are likely to emerge from the scheme to outweigh the likely harm to heritage assets.

- 3.3 The general design approach which features a podium that responds to the architectural language of the high street condition through its façade articulation and materiality, and a tower responding to the wider Croydon townscape, is an appropriate response. Officers acknowledge further refinement and greater clarity of detailing and materiality is necessary.

4. SITE BRIEFING

- 4.1 103 to 111 High Street is located on the eastern side of the High Street, immediately adjacent to the Croydon Flyover. The site currently hosts a three storey 'L' shaped building.



Fig 1 – Site location plan with existing photos

- 4.2 The building is in mixed use with a combination of commercial and residential units. The uses with the building are understood to be as follows:

Ground Floor

103 to 105 High Street - A3 (restaurant) – 350 sq.m (including 80 sq.m basement level)

107 High Street - A1 (Hair Salon) – 99 sq.m

109 High Street - A1 (Retail) – 76 sq.m

111 High Street - A5 (Takeaway) – 72 sq.m
111A High Street - A1 (Retail) – 57sq.m

First Floor

103 High Street - D1 (Eye Clinic)
107 High Street - 2 X C3 (residential flats)

Second Floor

103 High Street - D1 (Laser Surgery)
107 High Street - 2 X C3 (residential flats)

- 4.3 The site is located with the Croydon Opportunity Area in a secondary retail frontage within the Croydon Metropolitan Centre.
- 4.4 The application site is not located within a designated conservation area, nor is the building statutorily listed. The Central Croydon Conservation Area lies approximately 120m to the north of the site, Chatsworth Road Conservation Area approximately 230m to the east and a Local Heritage Area beyond the High Street 110m to the west.
- 4.5 The site has a Public Transport Accessibility Level of 6b (best). The site is located within Flood Zone 1, as defined by the Environmental Agency. The site itself is not modelled as being at risk from surface water flooding, but areas immediately adjacent to the site are, most notably 115 High Street that is modelled as being at high risk (1 in 30 years) from surface water flooding.

Relevant Planning History

- 4.6 Planning permission reference 17/00325/FUL was granted on the 25/04/2017 for the 'Construction of third floor and part conversion of first second and third floors to provide 2 one bedroom flats, 5 two bedroom flats and 1 three bedroom flats.' At the date of writing of this report, this planning permission has not been implemented, although it is understood that the applicant will implement this planning permission prior to the three year expiry date.

Relevant Planning History for Adjacent Site

Impact House, 2 Eldridge Road

- 4.7 Prior Approval Application reference 15/02723/GPDO was granted on the 10/08/2015 for the change of use of the site from B1a (office) to C3 (residential). This scheme was implemented.
- 4.8 Planning Permission reference 16/04750/FUL was granted on the 05/04/2017 for the 'Use of the former office floor area of the top three floors as 38 flats. Construction of Infill extensions of part of 8th and 16th floors and provision of new communal roof terrace at 9th floor. Provision of bin and cycle storage at lower ground floor together with external alterations and provision of disabled parking bays.' This has been implemented.

Proposal

- 4.9 The proposal is currently as follows:

“Erection of 29 storey building, to provide 121 residential units, with commercial units at ground and mezzanine floor level which can be used as retail (A1)/ restaurant (A3) /office (B1) and with office (B1) at first and second floor levels.”

4.10 The scheme consists of a 29 storey tower located on a corner site fronting onto the High Street. The development features a three storey podium that occupies the majority of the site. At third floor level there is a smaller connecting element at the base level, which separates the podium from the 25 storey tower above.

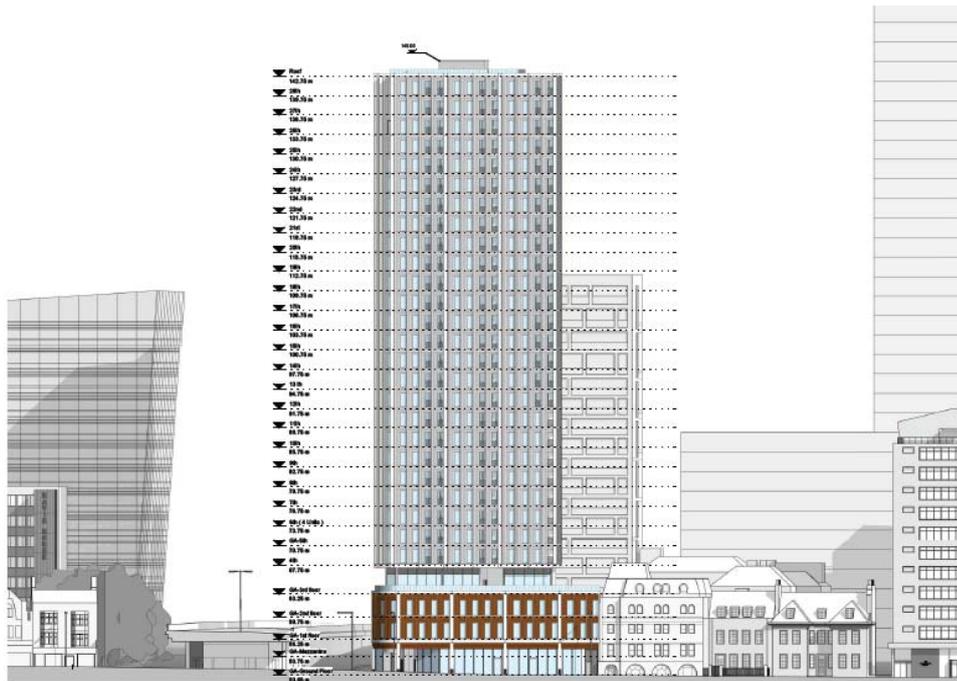


Fig 2 – High Street Elevation

4.11 At ground floor level there are two commercial units which also have a mezzanine level, that are accessed directly from the High Street. It is proposed that these units could be used as either as retail (A1), restaurant (A3) or as an office (B1). The main entrance and lobby area to the residential tower, as well as entrance to the bicycle store is located within a recessed corner. To the rear accessed from Edridge Road is a ramp that gives access to four disabled car parking spaces and one car club space. The first and second floor levels feature six office units.

5. PLACE REVIEW PANEL FEEDBACK

- 5.1 An earlier version of the scheme went to Place Review Panel on the 21st March 2019. The conclusion of the panel was that the inclusion of a tall building within the scheme might be possible, however it will be very challenging given the constraints of the site. It was felt that the design of the building had many issues.
- The proximity of the proposal to the flyover is a significant constraint for the scheme in terms of noise and air pollution and it may not be appropriate to locate residential units within the lower storeys facing the flyover.
 - Locating the tower less than 5m distance from habitable rooms within Impact House is not supported.
 - The tower would have an unduly overbearing impact on the High Street and the Central Croydon Conservation Area.
 - The footprint of the site is too small for a building of the scale and height proposed.
 - It is recommended that the whole of the tower is set back from the edge of the footway.
 - The 2-storey glazed frontage facing the High Street is not supported because its materiality and scale is unsympathetic to the character of the High Street and there is uncertainty about the business-case and potential usage/users.
 - The residential entrance should be more celebrated and generous and the affordable housing and private housing entrances combined from the same main street entrance.
 - The rooftop amenity spaces require further definition to demonstrate they will not be unduly windy environments and be suitable for all ages of residents.
 - The elevational treatment requires further development to factor in costs, cooling requirements in summer, heat retention requirements in winter, window openings, mechanical ventilation and acoustic mitigation needs due to the proximity of the flyover.



Fig 6- Images of PRP scheme from March 2019

5.2 The scheme has progressed significantly from that PRP session, with key amendments being:

- Change in main tower shape from square to slanted rectangular form that creates greater set back from High Street. Greater separation and definition between the tower element and podium within the design. Development of an architectural language that responds better to its context and clearer relationship to Croydon.
- Podium level redesigned from large glass shopping mall approach to more defined levels that is more in keeping with high street character.
- Residential homes now located within tower element only, above the height of the flyover.

Greater prominence given to entrance by creation of recess and locating on the corner. Single entrance and lobby area for all residential tenures.

6. SUMMARY OF MATTERS FOR CONSIDERATION

6.1 The main planning matters for consideration in a future submission are as follows:

- Land Use
- Design
- Impact on Neighbouring Properties Living Conditions
- Highway and Parking
- Other Considerations

Land Use

Commercial Use Ground Floor

- 6.2 The site is Secondary Retail Frontage within the Croydon Metropolitan Centre. The relevant permitted uses for the site are set out in DM4, and specifically within Table 5.3 of the Croydon Local Plan (2018). The relevant table is shown below

Secondary Retail Frontage	A1 – A4 and Community Uses	Acceptable in principle with a ground floor limit on Community Uses in these locations of 250m ² (gross)
	A5	Acceptable in principle as long as it does not result in two or more adjoining A5 units at ground floor
	B1	Acceptable in principle as long as it results in an active frontage and does not undermine the retail function of the frontage
	All Other Uses	Unless it relates to a Community Use proposals involving an increase of existing non A Class ground floor space within Secondary Retail Frontage will be refused

Fig 7 -Extract from Table 5.3 of the Croydon Local Plan (2018)

- 6.3 At present there is 574 sq.m of floorspace with an A use class at ground floor level, which would be reduced to 175 sq.m (loss of 399sq.m). There are no policies with Croydon Local Plan that prevents the loss of A use class floorspace in this location.
- 6.4 In principle the (re-)provision of retail (A1) and restaurant (A3) at ground floor level is in line with policy. In regards to potential office (B1) provision at ground floor level, it is unclear how the applicant will ensure that active frontage would be maintained and would not undermine the retail function of the frontage. The existing units on the site represent the only 'retail' elements within this frontage. This matter will need to be discussed with the applicant further, but officers consider that the complete loss of the ground floor floorspace to office would undermine the retail function of the frontage.
- 6.5 The applicant has previously mentioned an alternative type of office provision, based on co-working similar to Tomorrow on the high street (<https://www.tmrw.co/>), which is just north of the High Street. Whilst officers are open to the idea of exploring alternatives, insufficient details have been submitted to date on how this would work.
- 6.6 Six office units (B1) are proposed at first and second floor levels with a total of 1000sq.m of floorspace. The Croydon Local Plan supports the provision of office in this location i.e. within the Croydon Metropolitan Centre and on upper floors. The Croydon Local Plan (2018) requires mixed use developments to include a level of office floorspace proportionate to Croydon's role as an Outer London Office Centre. Paragraph 5.28 of the Croydon Local Plan (2018) states that 'Office floor space provision within a scheme will also be considered against the complexion and merits of the other uses proposed'. Officers consider that the proportion of office floorspace is reasonable, and that this use is a logical response to the site given there is a practical rationale behind not locating residential units on lower floors due to the proximity of the flyover.

Community Use

- 6.7 The lawful planning use of parts of the first and second floor levels is understood to be as two D1 units that were last in use as an eye surgery and a laser hair removal; both are currently vacant. Planning permission reference 17/00325/FUL granted the change of use of the two D1 units to residential (C3). This was acceptable as the existing D1 uses had a high commerciality to them, and as such were not considered

to be true community facilities, which the policy was intended to protect. On this basis, and given that the relevant planning permission remains extant (and may be technically commenced in due course), the loss of the two D1 units is not considered by officers to be contentious.

Residential Use

6.8 The London Plan (2016) sets a minimum ten year target for the borough of 14,348 new homes over the period of 2015-2025. The Croydon Local Plan (2018) sets a minimum twenty year target of 32,890 over the period of 2016 to 2036. The emerging New London Plan appears to be close to adoption, and is expected to be in place when the application is determined. The Mayor in his Intend to Publish New London Plan proposes a ten year housing target of 20,790 homes for Croydon. The proposed development would create additional residential homes that would make a contribution to the borough achieving its housing targets.

6.9 Policies SP2.4 and 2.5 of the Croydon Local Plan (2018) set out that a minimum of 50% of units must be secured as affordable housing on sites of ten or more homes. Policy seeks a 60:40 tenure split between affordable rented homes and intermediate (including starter) homes, unless there is agreement between Croydon Council and Registered Provider that a different tenure split is justified. The split seeks to provide a range of housing types to help ensure the creation of mixed and balanced communities. The applicant has stated that the proposed development is targeted to deliver 30% affordable housing, at a 60:40 split between affordable rented and intermediate units. These units would be located on the lower levels of the building. Whilst at this stage no viability data has been submitted to the council for review, officers are supportive of the proposed mix. The current tenure mix of the development is as follows:

Table 1: Initial Proposed Tenure Mix (by habitable rooms)

Type	No. Market	No. Affordable		Total
		No. Intermediate	No. Social Rent	
1 bedroom	114	12	8	134 (37%)
2 bedroom	42	21	12	75 (21%)
3 bedroom	95	10	20	149 (42%)
4 bedroom	-	-	24	
Sub-total	251 (70%)	43 (40%)	64 (60%)	
		107 (30%)		
TOTAL		358 (100%)		

Fig 8 –Initial proposed tenure mix table

Housing Mix

6.10 SP2.5 states the Council will seek to ensure that a choice of homes is available in the borough, which will address the borough’s need for homes of different sizes. Policy DM1 of the Croydon Local Plan (2018) requires developments in a central setting with a PTAL of 4, 5, 6a or 6b to have 20% of the units as three bedroom or larger. At present 42% of the units would be three beds or greater, exceeding the policy standard. The provision of family homes is supported.

Quality of Residential Units

- 6.11 All of the proposed residential units meet minimum floorspace standards set out in the London Plan (2016). The Mayor of London Housing SPG advises that developments should minimise the number of single aspect dwellings, and that north facing units should be avoided. North facing is defined as having an orientation less than 45 degrees either side of north (i.e. between north west and north east).
- 6.12 The applicant has provided two typical floorplans. One floor plan that contains five units (3 X1B2P, 1 X 2B 3P and 1 x 3B 5P) and one with four units (1 X 1B2P, 1X 2B3P, 1 X 3B5P, 1X 4B6P). Of the two floorplans all but one of the eight unit types would be dual aspect, with the exception being one of the 1B2P units on the five unit floorplan. However, this unit type is not north facing (faces West). All key habitable rooms are served by generous sized openings, and as such likely to receive good levels of light and outlook. The floorplan of the tower has been designed as far as reasonably possible to respond to the sites constraints, most notably the flyover and western elevation onto Impact House, to ensure good amenity conditions within the units. Residential units are located at 4th floor level upwards, which is above the height of the flyover, thus reducing its impact on units living conditions. In regards to the elevation adjacent to Impact House, the applicant has placed bedrooms here, giving primacy in terms of light/outlook to living/kitchen/dining rooms where residents are most likely to spend their time. The main central core has also been located here as it is less dependent on light and outlook, which also helps protect the privacy of residents in Impact House.
- 6.13 It is understood all units would have private amenity space in line with policy standards either in the form of a terrace or winter garden.
- 6.14 Policy DM 10.4 of the Croydon Local Plan (2018) states that major developments must provide a minimum of 10sq.m per child of new play space, calculated using Mayor of London's Population Yield Calculator. Neither the Croydon Local Plan nor the emerging New London Plan specifically excludes this being provided as internal space, although there are some indirect allusions to it being external, through use of words such as Open or incorporation trees/greenery. The Mayor's 'Shaping Neighbourhoods: Play and Informal Recreation SPG (September 2012) states that dedicated play spaces are 'Spaces where play is identified as one of the prime functions'.
- 6.15 The applicant has calculated that the development would result in total child yield of 43.6 children, and therefore the development would need to provide 436.1sq.m of child playspace. It is proposed that there would be 457.1sqm of dedicated play space (both internal and external areas) for younger children. Further details of how these areas will be designed to ensure they meet the definition of dedicated play space is required.
- 6.16 Given the site's location in close proximity to the flyover, as well as several bars/clubs and restaurants (to ensure compliance with Agent of Change Policy in emerging New London Plan), the applicant will need to demonstrate that the units have a high standard of sound insulation and adequately designed so as not to impact operation of existing and potential future uses within the area.

- 6.17 It is understood that 11% of the units would meet M4 (3) 'Wheelchair User Dwellings' and the remaining units would be M4 (2) 'Accessible and Adaptable', in line with policy requirements.
- 6.18 Officers are confident that the scheme is progressing well and can provide good quality accommodation for the future occupiers.

Design

Principle of Tall Building

- 6.19 Croydon Local Plan (2018) Policies SP4 and DM15 are the relevant policies in regards to the consideration of tall buildings. The site is located within the Croydon Opportunity Area and in an area of high PTAL, and therefore in principle would be one that tall building developments could be considered acceptable and potentially encouraged.
- 6.20 The Croydon Opportunity Area Framework identifies that the site is in an 'Edge Area'. Edge areas are more sensitive. Whilst there is still scope for some tall buildings in these 'Edge areas', not every site may be suitable due to their impact on sensitive locations, townscape and views. It is worth noting in regards to the sensitivity of the site, that the opposite side of the high street is defined as being in an 'Outer Area'. From the work done to date as set out below, Officers are comfortable that this is a location which can in principle support a tall building.

Impact on Heritage and Views

- 6.21 The applicant has undertaken some initial testing of massing and views through VuCity. Further and more rigorous wireline and rendered views will be required upon application. For the purpose of this report, only those heritage assets that would be most impacted or are of greatest importance are discussed.
- 6.22 The Minster is a Grade I listed building of extremely high historic and architectural interest and community value, being the medieval parish church for Croydon. Rectory Grove is one of a limited number of viewpoints where the full elevation of the tower can be appreciated. From Rectory Grove, in the views provided it indicates that the development would be visible from certain angles and position to the sides of the Grade I listed Minster, but would not rise above its roof level, nor within the pinnacles of the tower. Impacting of the silhouettes of the Minster would cause harm to Grade I listed Minster.



Fig 9 – Vu City model shots from Rectory Grove

6.23 To the south, Wrencote is a Grade II* listed building on the High Street in close proximity. It is one of few 18th century buildings surviving in the town centre, and retains its integrity and displays high quality architecture. It is now largely surrounded by modern development of much greater scale, which provides a context that emphasises the townscape evolution of the area. To the north however, the majority of development is of lower scale and does not dominate the listed building. The proposed development would alter this, resulting in a dominant height and massing which would cause harm to the setting of the listed building.



Fig 10- CGI of proposed development looking North with Wrencote in foreground

6.24 The Grade II listed Town Hall and Clocktower complex date to the late Victorian period, reflecting the borough's civic ambitions. The buildings are of high architectural quality and the Clocktower forms a designated local landmark. The development would largely be hidden behind the existing roof form of the Town Hall. The exception to this is from limited views in the gap between the main building and part of the building containing the Clockwork Café. The development would also be increasingly visible if the public square were to come forward that forms part of the Queen's Square development (currently being considered as a pre-application) that has come before committee at pre application stage. The proposal would cause harm to the setting of the listed building

6.25 Central Croydon Conservation Area is the commercial and civic heart of Croydon, in which medieval street pattern – including Surrey Street and High Street – largely survives. The most significant impact to the Central Croydon Conservation Area would be from key views along Surrey Street and High Street. From the Surrey Street view the development would form a prominent centre point of this view, and as such would significantly alter it. Although it should be noted that this setting has already been impacted by the Leon House development (which has a resolution to grant), although the proposed is higher, closer and more centrally positioned. The proposed would therefore have a more dominating impact on the setting of this conservation area.

3.10 View 7 (render)
Church Street, outside Savers, looking south-east



3.8 View 5 (render)
North End, outside Hospital of the Holy Trinity, looking south



Fig 11 – Vucity model shot from High Street adjacent to Almshouses

6.26 In conclusion the proposed development would cause heritage harm to the setting of the Grade I Listed Minster and to Grade II* Listed Wrencote. There would be some harm to setting of other listed buildings, notably the Grade II Town Hall. There would also be harm to the character and appearance of adjacent conservation areas, most notably to views along Surrey Street within Central Croydon Conservation Area. Development should seek to avoid or minimise harm to the setting of heritage assets, and any harm caused requires clear and convincing justification. In order to be acceptable and to outweigh the harm caused, the development would need to provide significant public benefits. It should be ensured that the public benefits of the scheme are sufficiently powerful to outweigh the identified harm. The full extent of public benefit is still being worked through with the applicant.

Height/Massing Approach

6.27 The proposed scheme comprises a 29 storey tower on a corner site fronting onto the High Street. A 3 storey podium at the base leads to a visual break on the 4th storey which separates the podium from the 25 storey tower above. The visual proportions of the podium are designed to respond to the high street, whilst the tower complements the surrounding taller buildings.



Fig 12 – CGI looking south of proposed development

- 6.28 The site is located within an emerging cluster of taller buildings within the Edge Zone to the south of the Mid Town Masterplan. Initial concerns were raised by Officers and PRP earlier in the pre application process that a tall building in this location would be challenging for both townscape and streetscape conditions. However extensive design work and view testing has led to reductions in the tower footprint, stepping back the building in plan to improve the relationship of the tower to the High Street and within key townscape views. These improvements, balanced alongside the provision of C3 housing (with 30% affordable on a policy compliant 60:40 basis), mean the massing is now considered (subject to further wind testing consideration) appropriate.
- 6.29 One significant massing point is wind impact. Policy requires development not to cause adverse wind conditions within the development and on surrounding streets. From initial testing provided by the applicant, further changes to the massing are likely to be required to allow acceptable impacts. The tower floorplate changes suggested within the applicant's wind report are shown below in red, with the current floorplan shown in black. This is an area of significant concern that must be addressed before the mass is agreed and taken forward. This will also impact on the elevational design below.

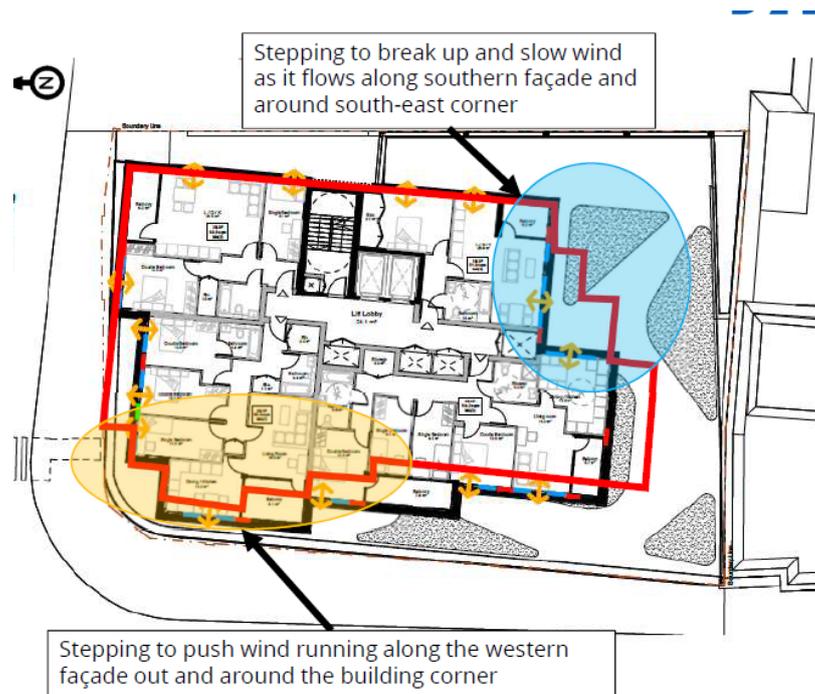


Fig 13 – Extract from applicants initial wind assessment

Elevational Design

- 6.30 The concept for the scheme is to create a building of two elements which are visually distinct but related through form - a podium responding to the architectural language of the high street condition through its façade articulation and materiality, and a tower responding to the wider Croydon townscape. A starting point for the design approach for the tower was to seek to draw upon and articulate a contemporary reinterpretation of the mid-century heritage of Croydon in its expression. Officers have worked with the applicant to ensure this is articulated robustly on the façade both in form and materiality, and is distinct from surrounding design approaches to give the building its own identity within this cluster.
- 6.31 The elevational concept has taken particular inspiration from the uniform gridded articulation of neighbouring Leon House whilst evolving its principles to create a domestic and crafted residential typology which reflects the mid-century heritage. Each elevational plane is visually outlined by a bold frame with the finer grid articulation within. The framing helps to provide visual slenderness and macro articulation. The grid is recessed within the frame and expressed as thin structure elements. Each grid module has a uniform response to form. The current design uses interlocking fins in a herringbone form to create areas of solid which surround standard openings for fenestration or balconies. Officers are supportive of the principle, however the exact articulation of the grid module requires further development to ensure its visual simplicity, an underlying principle of the mid-century heritage, alongside providing a robust façade strategy for the long term.



Fig 14 – Leon House reference point in design of development

- 6.32 Both at a macro and micro scale the continued development of depth, angled and faceted forms within the façade will complement the subtle neutral tones of the proposed materials by adding texture through light and shadow.

Public Realm

- 6.33 The corner site offers limited opportunity to provide additional space for public use in front of the building with continuation of the predominant building line by the podium desirable for the high street setting and given the limited depth of the site, as well as proximity to Impact House. The ambition of the proposal is to improve the quality of the existing space through continued activation of building frontages and a highly visual residential entrance located on the corner, expressed by cutting the building line back at ground floor level to provide additional space and legibility. The use will be complemented by high quality design of facades with added texture at lower levels which form part of continuing discussions on materials and design. Officers are also in discussions to secure improvements to the pavements adjacent to the site and upgrades to the zebra crossing point on Edridge Road.

Impact on Neighbouring Properties Living Conditions

Sunlight and Daylight

- 6.34 In terms of Vertical Sky Component (see Appendix 1 for BRE guidance terms), there are 135 windows within Impact House which do not comply with BRE Guidance. In addition 1 window fails within 90 High Street, 2 within 92 High Street, 3 windows within 94 High Street, 10 windows within 96 to 96 High Street, 5 windows within 100 High Street, 5 windows within 106 High Street, 6 windows within 108 High Street and 1 within 108A High Street.
- 6.35 BRE guidance recognises that in urban environments it can be difficult to achieve VSC of 27% (the standard target). It advises the following:
- “These values are purely advisory and different targets may be used.....for example, in a mews in a historic city centre, a typical obstruction angle might be close to 40 degrees. This would correspond to a VSC of 18%, which could be used as a target”
- 6.36 With this reduced target, 74 windows would fail, 58 of which are located within Impact House. The distribution of these failures are shown below.

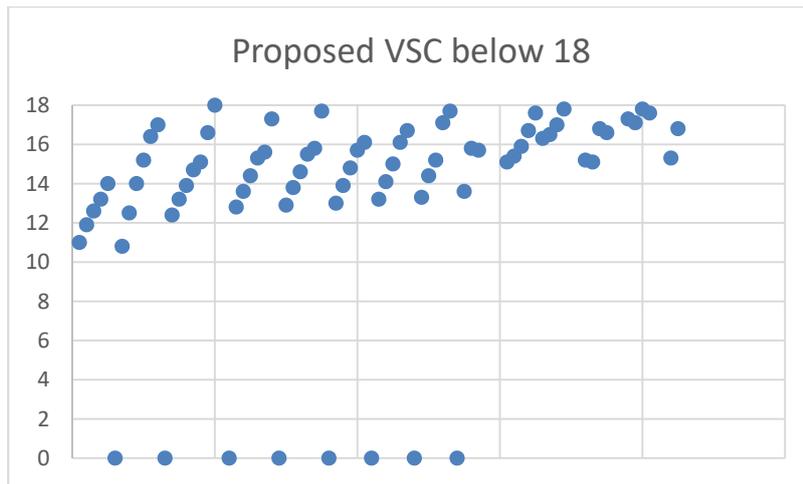
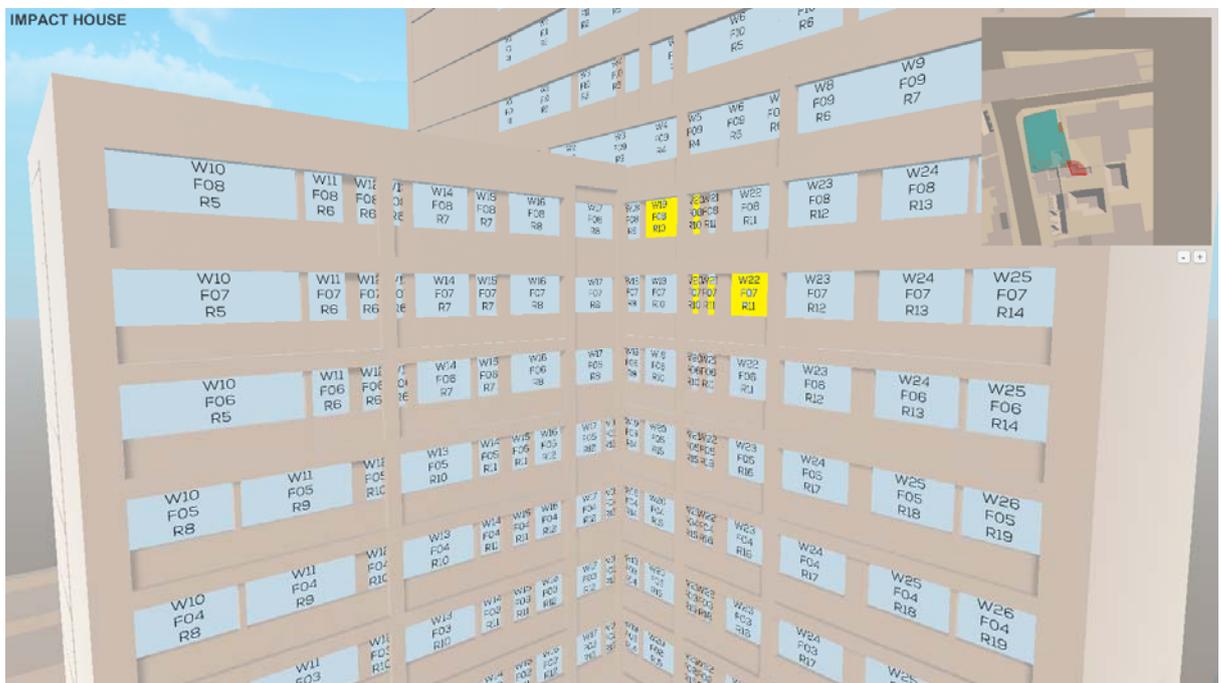


Fig 15 – Distribution of VSC scores below 18%

6.37 In terms of VSC ratio reductions, of the 74 windows that has a VSC of below 18, 53 of these failures are classed by Officers to be minor, with a ratio reduction up to 40%, 13 considered to be moderate failures with a ratio reduction up to 60% and 8 major failures with a ratio reduction greater than 60%. All moderate failures are located on Impact House and on 96 to 98 High Street, whilst all major failures are located on the western flank wall of Impact House. These are highlighted in the images below (fig16).



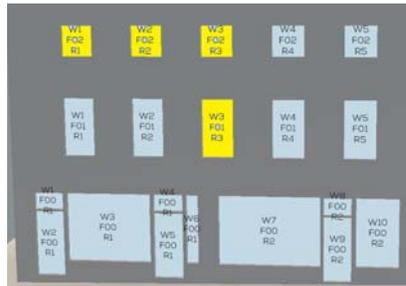


Fig 16 – Location of Moderate Ratio Failures on Impact House and 96 to 98 High Street



Fig 17 – Location of major VSC ratio failures on Impact House

6.38 In regards to these major failures, Impact House was converted from office space to residential units under Prior Approval (ref 15/02723/GPDO), with exception of the sixth to eighth levels of the eastern and western wings, which were added under planning permission (ref 16/04750/FUL). Under the relevant permitted development regulations daylight and sunlight amenity is and was not a valid consideration. Additionally, the developer of this site appears to have given little consideration to protecting the amenity of future residents of their scheme by considering the future development of neighbouring sites when designing their layout. The placing of habitable bedroom windows on a secondary flank elevation whose only source of light is over neighbouring land, and from windows which are unneighbourly by virtue of their close proximity to the boundary, is poor design. So whilst the impact of the proposed development on the light and outlook of bedrooms within Impact House is extremely high, it is not considered appropriate to limit the development potential of this site on this basis.

6.39 In regards to the major VSC failures on the sixth to eighth floor within Impact House, the layout of these affected units is a more appropriate design response than the permitted development scheme, with the relevant windows being a secondary window to a larger living/kitchen/dining room. Given that good sunlight/daylight and outlook would still remain out of the main rear window, the impact of the development on these units would be acceptable.

6.40 In regards to minor ratio failures on Impact House (and in part responsible for middling teens scores in terms of VSC on other windows). With exception of the

ground floor windows, these windows are partially impacted by the projecting wing of Impact House which restricts the daylight condition. The BRE state that *“a larger relative reduction in VSC may also be unavoidable if the existing window has projecting wings on one or both sides of it...so that it is obstructed on both sides”*. The existing architectural design of Impact House is a contributing factor to its receipt of daylight. In regards to the windows located on ground floor, the final two windows will retain a VSC of 12.6% and 13.2% which is considered to be an acceptable level of VSC given that their location and given they are already heavily obstructed. In regards to the moderate VSC failures to 96 to 98 High Street, it is understood that the affected rooms at second floor level are bedrooms, and from streetview it appears that the window at first floor level is obscurely glazed, possibly servicing a bathroom. Giving weight to the benefits provided by the development, the impact of the development on these windows is considered justifiable.

- 6.41 With regards to Daylight Distribution to the rooms (NSL) 182 of the 202 (90.1%) rooms assessed remain BRE compliant. Of the remaining 20 rooms seven are Living Kitchen Dining rooms and 13 are bedrooms. The Living Kitchen Dining room's all retain in excess of 70% and as such are minor fails. With respect to the bedrooms, eight retain between 33.1-43.9% NSL. These bedrooms are partially impacted by the inherent design of the building given their location next to the projecting wing. The final five bedrooms are served by windows closest to the scheme on the western flank elevation of Impact House. Given that the most impacted windows in terms of NSL are bedrooms, and these are rooms less light sensitive due to the intended nature of their use, the impact in terms of NSL would be acceptable.
- 6.42 In terms of sunlight, of the 227 windows relevant for assessment 217 (95.6%) are BRE compliant. Of the remaining 10 windows, nine are located on the flank elevation adjacent to site. The final window experiences a 25.8% reduction in APSH and retains 23%, only marginally below BRE guidelines. The impact in terms of sunlight is justifiable.

Outlook and Sense of Enclosure

- 6.43 In general, and with exception of the windows on the western flank elevation of Impact House closest to development, very good separation distances of over 18m would be maintained ensuring good outlook would be maintained for neighbouring properties.

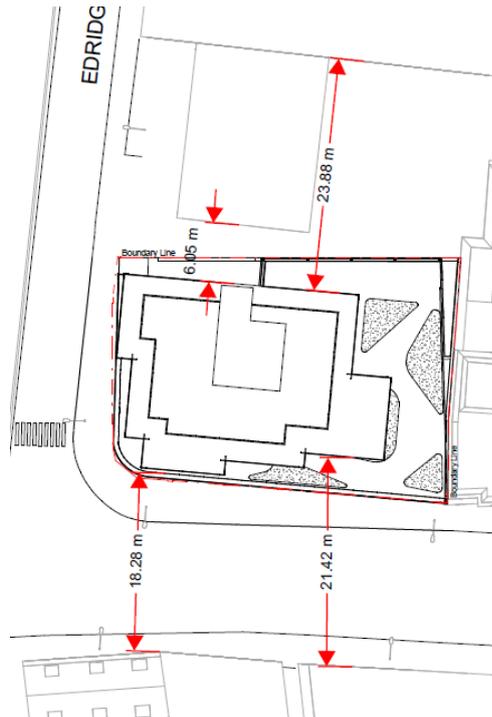


Fig 18 – Separation distances to neighbouring properties

Privacy

6.44 In general the scheme has been designed to reduce the impact of the development on neighbouring privacy through the appropriate placement and angling of windows. Similarly terraces to residential units are appropriately located such that any view of neighbouring windows would be at significant distance or at obtuse angles. Some further thought and consideration will need to be given on the design and location in regards to podium level amenity space and the terraces serving the commercial units, to prevent development having unneighbourly relationship in terms of both noise disturbance and privacy.

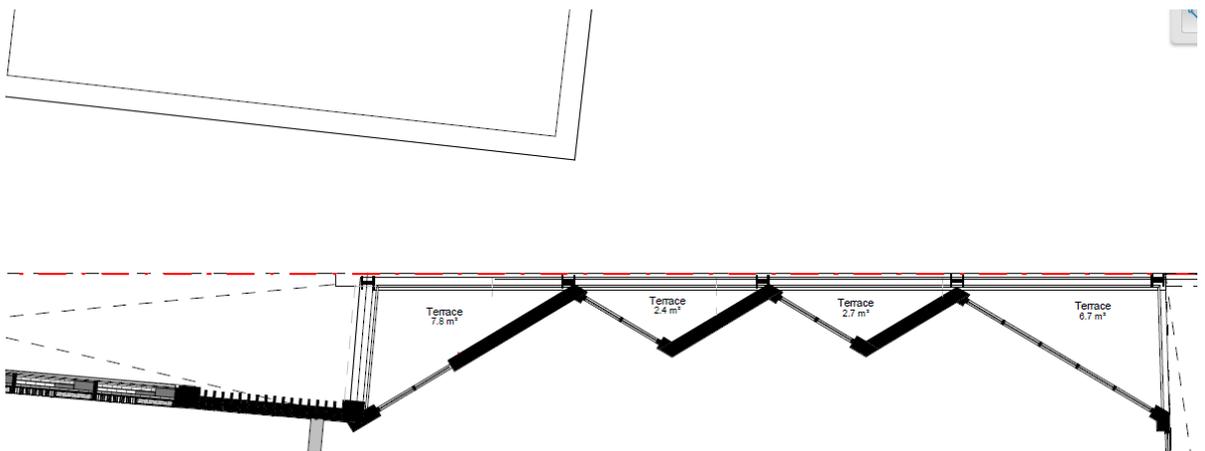


Fig 19 – Showing proposed balconies serving commercial properties relationship to Impact House

Noise

6.45 The impact of noise activity from any commercial activity will need to be considered as the applicant develops the scheme, although given the existing uses and the site's location, it is likely to be possible to resolve this through small scale measures and

conditions. The noise levels from any air handling units, mechanical plant or other fixed external machinery will also be expected not to increase background noise levels when measured at the nearest sensitive residential premises. In effect, this means the noise levels from any new units will need to be at least 10dB below existing background noise levels. In terms of light pollution, the development will be expected to comply with guidance contained within '*Guidance Notes for the Reduction of Obtrusive Light GN01:2011*'.

Highways and Parking

- 6.46 The proposed development would be car free, with the exception of four disabled parking spaces, and one car club space. Cycle parking would be provided in line with London Plan standards at ground floor level. A distinct route from the cycle store to the High Street has been designed into the scheme to ensure that sustainable modes of transport are appropriately promoted within the development.
- 6.47 Officers have raised concerns regarding how the development would be serviced, which includes refuse, from the street, which is not ideal given the nature of surrounding roads and need to promote high quality pedestrian environment. Discussion will continue with officers through the pre-application process.

Other Considerations

- 6.48 There are no trees on the site, nor on the street or on neighbouring land. Given the characteristics of the site and its location, there is considered no possibility for tree planting at ground floor level. No details have been submitted of landscaping arrangements of podium level. This will be part of on-going discussion, alongside the need for biodiversity enhancements.
- 6.49 London Plan Policy 6.3 requires Construction Logistics Plans to be secured. London Plan Policy 7.15 concerns the reduction of noise and enhancement of soundscapes. London Plan Policy 7.21 seeks to improve air quality. Croydon Local Plan Policy SP6.3 requires development to positively contribute to improving air and water quality by minimising pollution. Policy SP8.4 states that major development proposals will be required to be supported by transport assessments, travel plan and construction logistic plans. Croydon Local Plan (2018) Policy SP6.4 states that the Council will seek to reduce flood risk and protect groundwater and aquifers. Policy DM25 provides the Council's detailed requirements in relation to drainage and reducing flood risk.
- 6.50 All major developments are required to provide a Flood Risk Assessment (FRA). This will need to consider all sources of flooding and suggest appropriate mitigation measures. A Sustainable Urban Drainage System (SUDS) strategy will also be required so that the development can achieve greenfield runoff rates
- 6.51 Major residential schemes are required to meet Zero carbon. Non-residential buildings should achieve a 40% carbon dioxide emissions reduction over the Target Emissions Rate (TER) set out in the Building Regulations (2010). The London Plan Sustainable Design and Construction SPG (2014) sets out that this is broadly equivalent to a 35% reduction over the 2013 Building Regulations Part L, which is the

most up-to-date standard. New build non-residential developments of 500 sq.m or above will be expected to achieve a minimum of BREEAM Excellent

6.52 A draft An Air Quality Assessment, prepared by Plowman Craven has been recently submitted and is in the process of being reviewed. An important part of the design is ensuring good air quality conditions within the units, especially given the proximity of the flyover.

6.53 At this stage it is envisaged that planning obligations will be required to mitigate the impacts. Discussions are forthcoming in relation to the heads of terms, but it is anticipated that these would include the following:

- Affordable housing (on site)
- Affordable housing review mechanisms (early and late stage)
- Employment and Training (construction and operational)
- Air Quality
- Zero carbon off-set
- Securing potential links to district heating
- Car club (provision and membership)
- Travel Plan
- Car permit restrictions
- Public Realm improvements
- Highway works

7 SPECIFIC FEEDBACK REQUEST

7.1 In view of the above, it is suggested that Members focus on the following issues:

- The principle of a tall building in this location;
- The level of affordable housing;
- The likely harm that will be caused to heritage assets and whether the development provides sufficient public benefits to outweigh any such harm;
- The likely impact on neighbouring living conditions and whether the benefits of the development outweighs the impact;
- Whether the proposed design direction is an appropriate response to its context which successfully balances its location on the High Street, whilst at the same time appearing a coherent part of Croydon's emerging skyline; and
- Any other matter that members would like to see developed as part of the proposal.

Appendix 1: BRE Guidance Terms

Daylight to existing buildings

The BRE Guidelines stipulate that the diffuse daylighting of the existing building may be adversely affected if either:

- the vertical sky component (VSC) measured at the centre of an existing main window is less than 27%, and less than 0.8 times its former value (or reduced by more than 20%) known as “the VSC test” or
- the area of the working plane in a room which can receive direct skylight is reduced to less than 0.8 times its former value known as the “daylight distribution” (DD) test.

Sunlight to existing buildings

The BRE Guidelines stipulate that the sunlight of an existing window may be adversely affected if the centre of the window:

- receives less than 25% of annual probable sunlight hours (APSH), or less than 5% of annual winter probable sunlight hours between 21 September and 21 March (WPSH); and
- receives less than 0.8 times its former sunlight hours (or a 20% reduction) during either period; and
- has a reduction in sunlight received over the whole year greater than 4% of annual probable sunlight hours.

If one of the above tests is met, the dwelling is not considered to be adversely affected.